185.A	0002	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	785,100 /	785,100
USE VALUE:	785,100 /	785,100
ASSESSED:	785,100 /	785,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		HATHAWAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANNIFF BRIAN J & SHIRLEY M
Owner 2:	
Owner 3:	
Street 1:	71 HATHAWAY CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,975 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1964, having primarily Wood Shingle Exterior and 2338 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6975.000	343,600	1,000	440,500	785,100
Total Card	0.160	343,600	1,000	440,500	785,100
Total Parcel	0.160	343,600	1,000	440,500	785,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.80 | /Parcel: 335.8

Legal Description

User Acct	131404
GIS Ref	
GIS Ref	
Insp Date	08/06/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 185.A-0002-0012.0

!14393!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	343,600	1000	6,975.	440,500	785,100	785,100	Year End Roll	12/18/2019
2019	101	FV	268,000	1000	6,975.	440,500	709,500	709,500	Year End Roll	1/3/2019
2018	101	FV	268,000	1000	6,975.	371,300	640,300	640,300	Year End Roll	12/20/2017
2017	101	FV	268,000	1000	6,975.	339,800	608,800	608,800	Year End Roll	1/3/2017
2016	101	FV	268,000	1000	6,975.	289,500	558,500	558,500	Year End	1/4/2016
2015	101	FV	266,500	1100	6,975.	251,700	519,300	519,300	Year End Roll	12/11/2014
2014	101	FV	266,500	1100	6,975.	232,800	500,400	500,400	Year End Roll	12/16/2013
2013	101	FV	266,500	1100	6,975.	221,500	489,100	489,100		12/13/2012

PRINT

Date	Time
12/11/20	04:15:02

LAST REV

Date	Time
08/30/18	15:03:18

apro

USER DEFINED

Prior Id # 1:	131404
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14393

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAFFERKY KATHLE	1166-138		1/3/1997		234,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/1998	325	AbvGrd.	2,500					ABOVE GROUND POOL

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2018	MEAS&NOTICE	BS	Barbara S
11/13/2008	Measured	355	PATRIOT
1/6/2000	Meas/Inspect	163	PATRIOT
2/24/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6975		Sq. Ft.	Site		0	70.	0.90	7									440,475						440,500	

Total AC/HA:	0.16012	Total SF/SM:	6975	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	440,475	Spl Credit		Total:	440,500

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15287352
Const Adj.:	0.99989998
Adj $ / SQ:	144.095
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466849
Depreciation:	123248
Depreciated Total:	343601

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

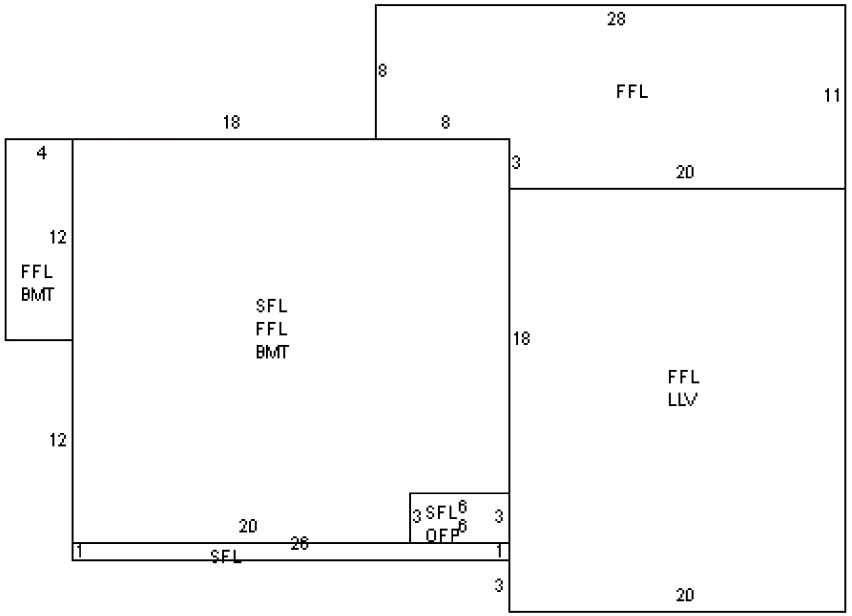
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	144.09
Special Features:	0	Val/Su Net:	105.40
Final Total:	343600	Val/Su SzAd	164.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,438	144.090	207,208
BMT	Basement	654	43.230	28,271
SFL	Second Floor	650	144.090	93,662
LLV	Lower Level	500	94.830	47,416
OFP	Open Porch	18	44.000	792

Net Sketched Area:	3,260			Total:	377,349
Size Ad	2088	Gross Are	3260	FinArea	2338

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 185.A-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	24	A	AV	1998	50.52	T	16.8	101			1,000			1,000
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000

IMAGE

AssessPro Patriot Properties, Inc